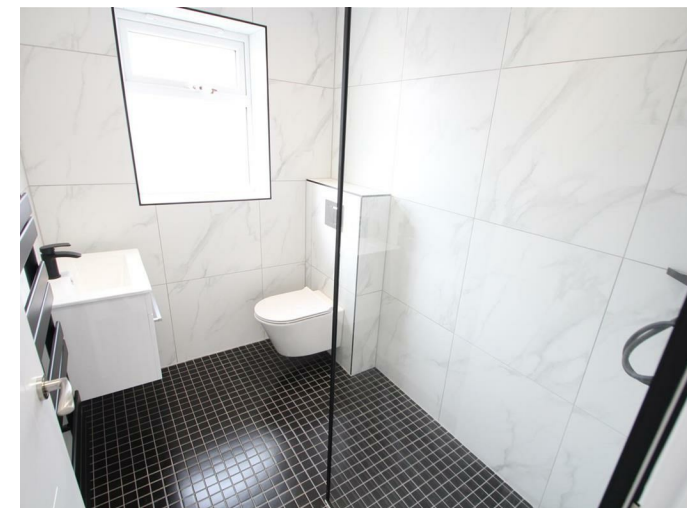


**Ground Floor**



**2A Link Road  
Rayleigh, SS6 8AF  
£415,000**

- Detached Brand New Bungalow
- Spacious 19' Lounge
- Luxury Fitted Kitchen
- Superb Bathroom/Wet Room
- 12'3 x 12'3 Bedroom
- CCTV Cameras
- Tiled floor with Underfloor Heating
- Parking
- Landscaped Gardens
- 1 Double Bedroom

12-14 Berrys Arcade  
High Street  
Rayleigh  
SS6 7EF

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



**\*\*\* BRAND NEW & KEY READY DETACHED BUNGALOW \*\*\***

Built to an extremely high standard by a local & reputable builder that St George Homes have dealt with for many years,

The property benefits from well proportioned accommodation including a spacious lounge & luxury kitchen with Quartz stone work tops & integrated appliances, a luxury bath/shower room, fully tiled floors throughout with underfloor heating, double bedroom, UPVC double glazing, alarm & CCTV system,

Externally the gardens are to be landscaped providing as maintenance free as possible with sandstone paving & pathways, lawn area, paved parking space

The property enjoys a 10 year builders structural warranty

Block paved drive providing parking and access to the front door, retaining boundary railing and evergreen shrubs, lighting

**ACCOMMODATION**

**RECEPTION HALL**

UPVC double glazed door to: tiled floor with with underfloor heating, boiler cupboard housing wall mounted boiler, under floor heating controls, power point, spot lighting, access to loft space,

**LOUNGE 19'1 x 13'8 (5.82m x 4.17m)**

UPVC double glazed bay windows to front and French doors doors with side windows leading to the garden, tiled floor with underfloor heating, spot lighting power & Tv points, open way to:

**LUXURY FITTED KITCHEN 12'2 x 8' (3.71m x 2.44m)**

UPVC double glazed window, fitted with a quality range of light grey Shaker units to base & eye level, quartz stone worktops incorporating inset sink unit with mixer taps, ceramic hob with extractor, two ovens, integrated fridge & freezer, dishwasher & washing machine, spot lighting, power points, tiled floor with under heating,

**BEDROOM 12'4 x 13'3 (3.76m x 4.04m)**

UPVC double glazed window to front, tiled floor with under floor heating, spot lighting, power & tv points,

**BATHROOM/WET ROOM**

UPVC double glazed window to rear, quality white suite comprising low level wc, wall mounted wash hand basin with drawers below, walk in shower having fixed glazed screen, rainfall shower & hand attachment, tiled walls & floor, spot lighting, heated towel rail,

**OUTSIDE**

**REAR GARDEN**

Paved patio area to lawn, access to front & side, tap, wall mounted lighting,

**FRONT GARDEN**